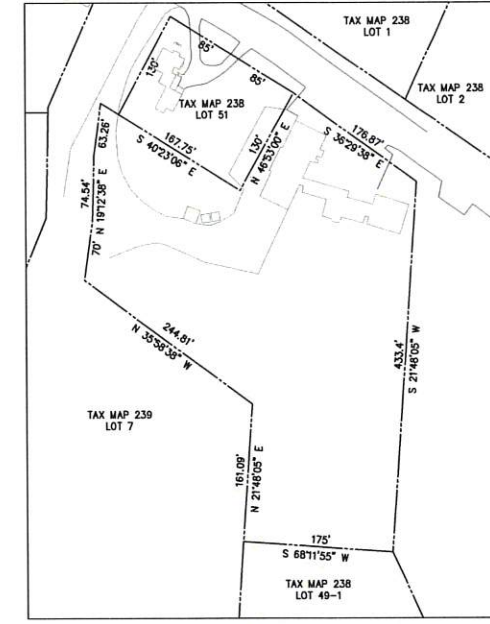
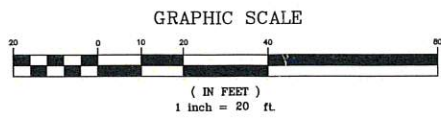
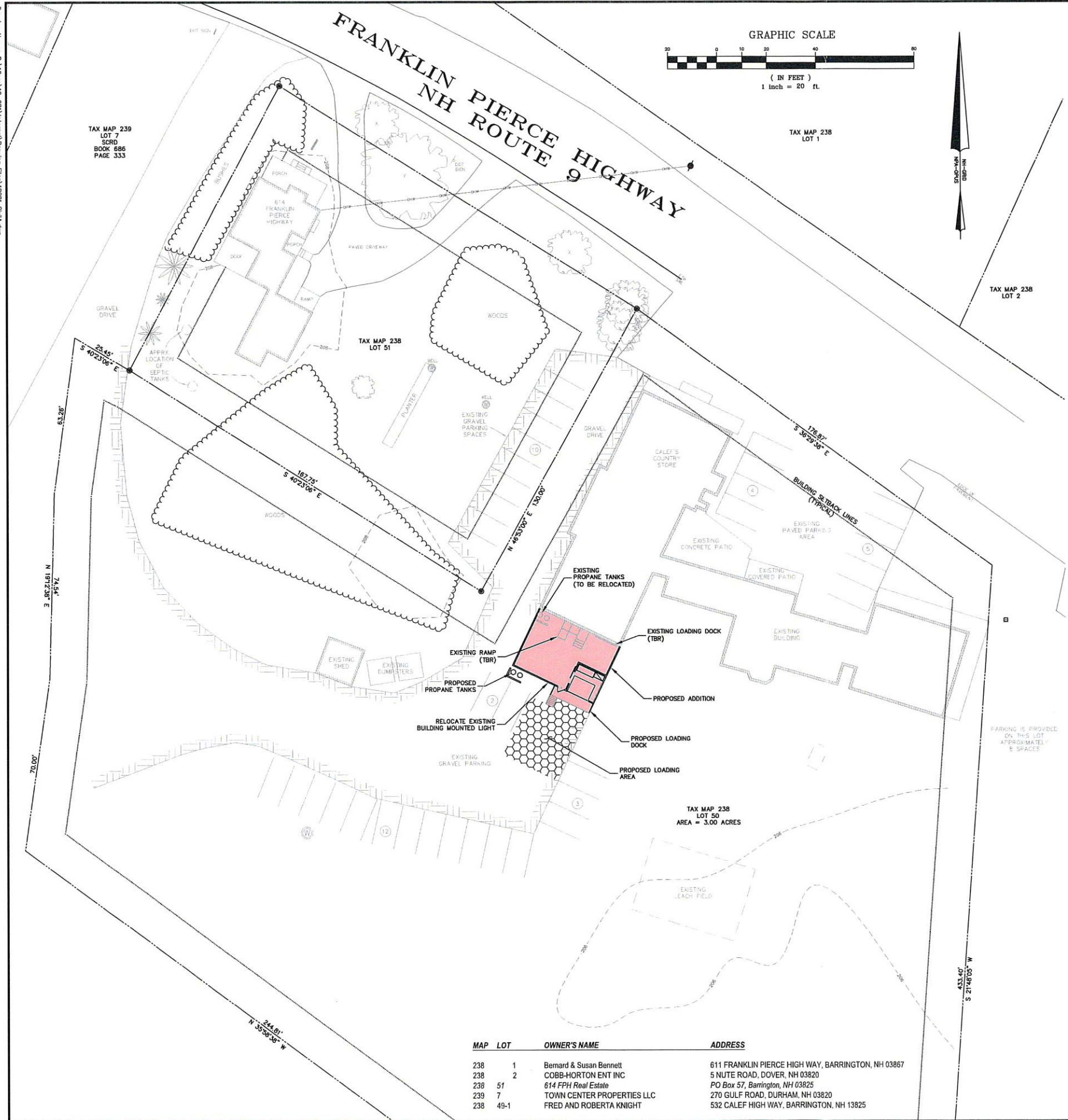
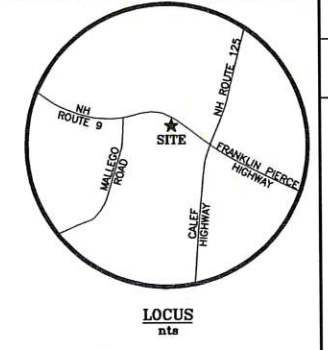


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 Mod: 12 Dec 2018 - 3:03pm



LOT SKETCH
1"=100'



LOCUS
n/a

PLANNING BOARD APPROVAL BLOCK

SITE DATA BLOCK:

PLAN INTENT: THE PROPOSAL IS TO CONSTRUCT A 25'x36' ADDITION TO THE EXISTING BUILDING ON THE SOUTH WESTERLY REAR OF THE EXISTING COUNTRY STORE

ZONE: TC (TOWN CENTER)
 OVERLAY DISTRICT: STRATIFIED DRIFT AQUIFER OVERLAY

DIMENSIONAL REQUIREMENTS:

MIN. LOT AREA	20,000 sq.ft.
MIN. FRONTAGE	40 ft.
MIN. YARD SETBACKS:	
FRONT = 20 FEET	
SIDE = 15 FEET	
REAR = 15 FEET	
MIN. LOT COVERAGE	80%

THE PROPERTY IS SUBJECT TO ANY AND ALL APPLICABLE ZONING REGULATIONS NOT OUTLINED ABOVE.

GENERAL NOTES:

- OWNER OF RECORD:
506 FPH LLC
PO BOX 57
BARRINGTON, NH 03825
S.C.R.D. 4069, PAGE 489
- LOT AREA: 3.00 ACRES (130,680± S.F.)
TAX MAP 238 LOT 50
- ALL EXISTING UTILITIES LOCATIONS ARE APPROXIMATE AS SHOWN. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATIONS PRIOR TO ANY WORK BEING PERFORMED. THE ABSENCE OF SUBSURFACE STRUCTURES, UTILITIES, ETC. FROM THESE PLANS, BUT IN EXISTENCE, IS NOT INTENDED OR IMPLIED.
- ORIENTATION: HORIZONTAL DATUM - TOWN OF BARRINGTON GIS.
VERTICAL DATUM - NVD 1929
- SOIL TYPES ARE PER STRAFFORD COUNTY SOIL SURVEY, USDACSC.
W&A - WINDSOR LOAMY SAND 0-3 PERCENT SLOPES PER SCSS SHEET 15.
- PARCEL IS NOT LOCATED WITHIN (100YR FLOOD) AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NUMBER 33017C0305E.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF BARRINGTON SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- THIS PLAN SHALL BE ON FILE WITH THE BARRINGTON PLANNING DEPARTMENT.
- ROUTE 9 IS A NH STATE HIGHWAY. THE LAYOUT IS 4 ROADS (66').
- ALL PARKING AREAS ARE TO REMAIN AS EXISTING

PARKING REQUIREMENTS

USE	STANDARD	REQUIRED	PROVIDED
COMMERCIAL-RETAIL STORE	1 SPACE/250 SF	8,271 SF/250 SF = 33 SPACES	39 SPACES
OFFICE	1 SPACE/300 SF	1,485 SF/300 SF = 5 SPACES	5 SPACES

LOADING REQUIREMENTS

USE	STANDARD	REQUIRED	PROVIDED
RETAIL BUSINESS AND SERVICES	MIN AREA 250 SF/ 3,000 SF GROSS FLOOR	4,758 SF/3,000 SF = 1.5 UNITS	+600 SF

- THIS PARCEL IS SERVICED BY INDIVIDUAL WELL AND SEWER SYSTEM.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- IF DURING CONSTRUCTION IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
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PLAN REFERENCES:

- "SITE PLAN, CALEF'S INCORPORATED, BARRINGTON, NH" DATED MAY 1993 BY FREDERICK E. DREW ASSOCIATES NOT RECORDED
- "SITE PLAN, CALEF'S COUNTRY STORE, GRANGE HALL ROUTE 9, BARRINGTON, NH" DATED SEPTEMBER 1999 BY NORWAY PLAINS ASSOCIATES, INC. NOT RECORDED

MAP	LOT	OWNER'S NAME	ADDRESS
238	1	Bernard & Susan Bennett	611 FRANKLIN PIERCE HIGH WAY, BARRINGTON, NH 03867
238	2	COBB-HORTON ENT INC	5 NUTE ROAD, DOVER, NH 03820
238	51	614 FPH Real Estate	PO Box 57, Barrington, NH 03825
239	7	TOWN CENTER PROPERTIES LLC	270 GULF ROAD, DURHAM, NH 03820
238	49-1	FRED AND ROBERTA KNIGHT	532 CALEF HIGH WAY, BARRINGTON, NH 13825

LAND USE OFFICE

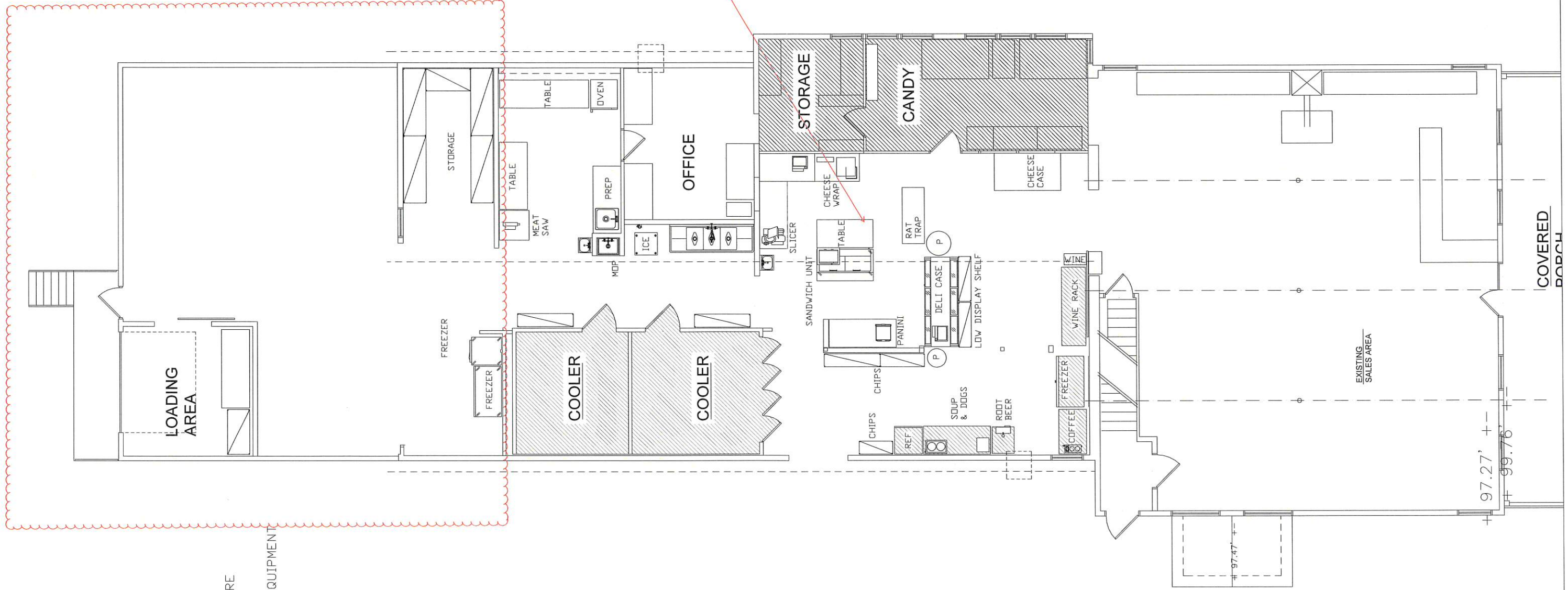
DEC 13 2018

RECEIVED

SEARCHED	INDEXED	FILED	NO.
DATE: 12/12/18	SCALE: 1"=20'	DESIGNED BY: MUS	12/12/18 EHK
		DRAWN BY: EHK	DATE INT.
		APPROVED BY: MUS	
		DWG FILE: 18081_Civil.dwg	
PROPOSED BUILDING ADDITION PLAN prepared for CALEF'S COUNTRY STORE TAX MAP 238, LOT 50 606 FRANKLIN PIERCE HIGHWAY, BARRINGTON, NH			INITIAL SUBMISSION TO BARRINGTON PLANNING BOARD REVISIONS DATE INT.
MJS ENGINEERING, P.C. CIVIL • STRUCTURAL • ENVIRONMENTAL 5 RAILROAD ST., P.O. Box 559 Newmarket, NH 03857 PHONE: (603) 657-4279, FAX: (603) 657-4287 E-MAIL: MJS@MJS-ENGINEERING.COM			JOB: 18-081 C1

New Addition

Kitchen Renovations



CALEF'S COUNTRY STORE
 DRAWN BY:
 UNITED RESTAURANT EQUIPMENT
 SCALE 1/4" = 1'-0"
 10/22/2018

98.75' +-

LAND USE OFFICE
 DEC 13 2018
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